

**Discussion:** Glavinic presents by initially recapping, for new members, Harrah's plan to expand their hotel and gaming facilities. He explains the preparation of the Environmental Evaluation by the tribe. He recounts the history of the project, noting that VCCPG comments on the Environmental Evaluation centered on mobility issues. He points out the Mobility SC's desire to resolve the traffic bottleneck at the bottom of Valley Center Road grade at the Escondido boundary as a principal goal that could involve tribal participation. He reviews the traffic engineer's report from the tribe. He notes that the chairman of the Rincon tribe attended the Tribal Liaison SC in September 2012 and he suggested pooling road improvement money from Valley Center and the tribes for regional projects [this would involve Memoranda of Understanding and/or Joint Powers Agreements]. Glavinic cites the discussions the County has had with the several tribes for such

cooperation. He says the FEE addressed traffic volumes during off-peak summer months [when least busy] and didn't address Lilac/Old Castle Road or Lake Wohlford Road or the proposed shopping center at Valley Center Rd. and Lake Wohlford Rd.

Glavinic reviews the suggested mitigation options proposed in the FEE:

1. Valley Center Road [the grade] at junction with Valley Parkway in Escondido – Widening to four lanes.
2. Valley Center Rd. from North Lake Wohlford Rd. to Cole Grade Rd. – Widening, 2-lanes with median.
3. Lilac Rd./Old Castle Rd. – no discussion.
4. Intersection Hwy 76 at Cole Grade Rd. – Add traffic signal and eastbound lane.
5. Intersection Valley Center Rd. at Hwy 76 – No decision on how to improve

Jackson cites lack of money resulting from fair share contribution to do any one of these improvements. Smith and Glavinic say that County will negotiate fair share contributions with Rincon Tribe. Smith asks about Mobility SC recommendations for alternatives. Glavinic says he will consult with Bob Davis on Mobility SC about alternatives. Glavinic says we may not have any further input on priorities. Smith recalls the December 2012 discussion with Murali Pasumathi, Department of Public Works, about Old Castle Road/Lilac Rd. wear. He has no feedback from Pasumathi. Smith says the wear on Old Castle Road/Lilac Rd. is largely due to trucks and buses that are too long for Hwy 76. Bob Davis says the Tribal Liaison SC seems to be doing a lot of work on roads. He thinks there is a need to get tribal representatives to Mobility SC meetings. He asks what is necessary to get that tribal input so that the two SCs can make joint recommendations to VCCPG. He says work has been done to identify Valley Center's priorities. He cites a \$685K contribution for Valley Center Road grade improvement. He doesn't want available funds to be consumed by the County planning staff overhead resulting in only minimal improvements or planning. Glavinic acknowledges that problem but notes that tribes have access to funds not otherwise available to Valley Center [Reservation Transportation funds]. Davis notes that Escondido has no plan to contribute funds to Valley Center Road grade improvement. Smith cites reluctance of Escondido to help even though Valley Center supports many businesses in Escondido at the bottom of grade. Smith agrees with Bob Davis about speaking with a single voice. He wants to have common goals. Glavinic says even discussions with tribes may not lead to improvements. Rudolf questions definition of fair share which sounds like a small amount that may be set aside by tribes, but, if no other contributors provide funding, nothing results. He agrees with Bob Davis' suggestion to get consensus with tribes so we can offer single voice. He says Glavinic needs to take the nine-item list of suggested mitigations in FEE to mobility for discussion and consensus. Rudolf says the big picture mobility items for the County are different than the items in FEE report. Bob Davis is confused about tribal priorities. So is Glavinic. Glavinic says tribes won't negotiate unless they want to. Smith says negotiations must be win-win because tribes provide the bulk of the money. Smith wants to look for common interests in issues of mutual benefit. Glavinic agrees with Bob Davis' suggestion to meet with tribes/Tribal Liaison SC. Smith suggests a joint meeting between Mobility and Tribal Liaison SCs. Bob Davis suggests March Mobility meeting. Tom Bumgardner, member of Tribal Liaison SC, suggests attending Pauma Valley meetings to understand broader picture of funding negotiations.

**Motion:** None made

E3

Report and possible vote on an update presented by Dixie Switzer on County of San Diego Housing Element, which is a part of the County's General Plan and requires an update every five years. County staff has begun to update the Housing Element, which is due April 30, 2013. (Smith)

**Discussion:** Smith introduces Dixie Switzer and Bob Citrano, both of the Dept. of Planning and Development Services. Switzer says last General Plan [GP] update was adopted in August 2011. The County must file the General Plan Housing Element Update 18-months after the Regional Transportation Plan [RTP]. April 30, 2013 is target date. This implementation plan is largely similar to what was adopted in August 2011, however, the background report is substantially changed as a result of the 2010 census. The Regional Housing Needs Assessment [RHNA] is a state forecast of housing needs projected to 2020. It is broken down based on an income analysis of the region to project housing costs for the projected housing inventory. There are five

categories of income. The County projects how many residents are in each income category. The plan identifies properties within the County's unincorporated area suitable for development of each category of housing. Citrano reviews the housing element sites inventory for four sites in Valley Center. Castle Creek, South Village, Orchard Run and North Village. Bob Davis asks about the number of units that will end up in VC, Citrano identifies sites in other planning areas and notes that there is no commitment to build at those densities. The County is merely identifying areas on map that can accommodate all categories of RHNA projected housing. Bob Davis asks if parking regulations that are being addressed by the County apply in Valley Center. Citrano says that item went before BOS previously and they would likely not apply to Valley Center. Glavinic asks about bonus density for building low cost housing. Switzer says that is a state bonus and it trumps the County General Plan. Smith is concerned about qualification of underutilized prop on which improvements are over 30 years old. Rudolf asks Citrano what they would like. Citrano wants a vote to approve the County plan presented for Valley Center.

**Motion:** Move to approve Housing Element plan for Valley Center.

**Maker/Second:** Rudolf/Quinley

**Carries/Fails:** [Y-N-A] **14-0-0 Voice**

E4

Discussion and vote to recommend one candidate as the VCCPG representative on the I-15 DRB. Candidates will have an opportunity to introduce themselves and speak. (Britsch)

**Discussion:** Britsch introduces Bower and Kennedy as two candidates for the position as Valley Center's representative on the I-15 Design Review Board [DRB]. Both are present.

Bower introduces herself. She lives along the I-15 freeway at the edge of the Valley Center Planning Area. She says she has read the Valley Center DRB guidelines. She then reviews the I-15 layout. Smith asks about her view of the job of the I-15 DRB. She says they make recommendations to the County on issues along I-15. She would like to be able to report back to the VCCPG on those issues.

Kennedy introduces herself. She cites her history and reflects on development along I-91 in Riverside when she lived there. She moved to Valley Center in 1983, and is active with youth organizations. She doesn't want to move again. She wants to preserve Valley Center and not allow the kind of development congestion now present in Riverside Co. Smith asks same question about role of the I-15 DRB. She responds that the DRB's job is reviewing projects and making recommendations on planned development along I-15.

Vick addresses the lack of qualifications of the two candidates and the need for expertise in this position. He recommends that neither candidate be elected but, suggests they find positions on an SC to get more experience. He cites the importance of the DRB position in making decisions on such large-scale projects as Merriam Mountain and Lilac Hills Ranch. Quinley agrees with Vick on the importance of the position, but, she acknowledges the value of the two candidate volunteers. Norwood-Johnson questions why Mahon [a prospective candidate] hasn't attended meetings as others have. Kennedy defends her qualifications. Bret Davis asks for background on the duties of the DRB. Smith clarifies the role of the DRB as reviewing a project per guidelines already set out. He notes there are five members on the I-15 DRB. Bret Davis inquires about previous representatives. Rudolf responds by citing that planning group chairs and subcommittee chairs of VCCPG such as Washburn, Smith, Rohrer, etc. have filled this position in the past. Smith reminds the group that one of the purviews of the DRB is making recommendations on the I-15 view-shed. Rudolf agrees with Quinley's concerns regarding major projects along the freeway corridor and the importance of having a knowledgeable person representing Valley Center. He urges members to vote no or abstain in order to start the process over.

**Motion:** Each VCCPG member was instructed to vote for one candidate.

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**Notes:** No candidate achieved 8 votes. Solicitation of new candidates will begin anew. Lewis is absent

E5

Discussion and vote on a letter to the Valley Center Pauma Unified School District [VCPUCD] Board of Trustees asking them to recognize the historical significance of the 6 building, 1933 Civilian Conservation Corp site built during the administration of Franklin Roosevelt and located near the Elementary School and Adams Park on Cole Grade Road. The Valley Center Historical society would like to place a historical marker in front of the site and several citizens groups (such as the VC Theater Group) have interest in rehabilitating these buildings and using them. The letter that the VCCPG will consider advocates for both a historical marker and community re-habilitation and use of these historic buildings. (Vick)

**Discussion:** Vick presents representing the CCC Interest Group. He notes the distribution of handouts [Camp Roe history and proposed letter]. The site is owned by VCPUCD. It has been used as Civilian Conservation Corps camp, California Department of Fire facility, and National Guard camp from 1933 until 2006. VCPUCD bought the property for about \$280K. Six buildings remain, each containing lead and asbestos. Vick says those issues can be handled. School Superintendent Obermeyer wants to bulldoze the buildings and put up a parking lot. The Valley Center History Museum wants to preserve the site and buildings. The Museum has the support of many other such organizations. The school district is unresponsive to meeting with the interest groups. An interest group has been formed in Valley Center to support preservation. Vick wants support from VCCPG. Franck asks about the size of the property [6 acres]. Evans offers support for CCC camp. Says it would be a travesty to destroy this camp. Glavinic says school district bought the site with public money, and asks if interest group is prepared to buy it from the school district? Vick says the interest group appreciates school buying the property. Glavinic withholds support given the condition of the buildings and the limitations this would place on VCPUCD. Ross, audience, says he thinks school district wants the property for a bus parking area. Vick says the historical designation would open up the possibility of grants for improvements. Smith says preservation would require resolving the issues of lead and asbestos and the costs will be great. Smith adds that there is a reasonable probability that the structures may not pass inspection for habitation. Rehabilitation may result in a complete remake of structures limiting the historical significance. Hutchison notes the condition of historic buildings like Mount Vernon before restoration and suggests the same can be done in this case. He adds that so much of California's history is bulldozed to make way for new development that pathetically little of our history remains. Vick says group is meeting with school board at their next meeting to ask for permission to put up the historical marker and have inspections and evaluations done. Bob Davis doesn't think we should support this issue until we have input from the school district. Glavinic says that he called Superintendent Obermeyer today and was told that the school district has no position on the issue. Vick says the next school board meeting is 13 February 2013. Franck cites historical buildings in other regions that overcome issues. Agrees with Vick. He says we should preserve the site to the extent possible. Funding will likely become available. Norwood-Johnson asks about the interest group's plans for funding. Vick says that question is unanswered at this point. He wants to work with community to see what the possibilities are. Rudolf noted that Escondido is rebuilding one of their historic buildings for the second time after it burned down. He notes the requirement of community support for grants.

**Motion:** Move to provide a letter of support from the VCCPG for placing a historical marker in front of the site of Camp Roe and to work with the Valley Center-Pauma School District to find a way to preserve this historical site and make use of it for the community.

**Maker/Second:** Laventure/Quinley

**Carries/Fails: [Y-N-A] 10-4-0**L  
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**Notes:** Lewis absent

**F**

## Group Business

F1

## Announcements and Correspondence Received

**Correspondence:** San Diego County Registrar of Voters to VCCPG-Certificates of election for the seven Valley Center Community Planning Group members that were seated as a result of the November 6, 2012 election.

**Announcements:**

**F2**

Discussion and Vote on subcommittee membership of the Equine subcommittee, North Village and South Village Subcommittees

**Discussion:** Equine SC: Smith doesn't have a list of members. Hutchison reads previous list. Smith names members: Sally Cobb, Dottie Christianson, Dr. Deb Hofler, Fran DeWilde, and Cheryl Lacy. **Motion:** Move to approve the membership as cited. **Maker/Second:** Smith/Quinley. **Voice vote: 14-0-0 [Y-N-A] Carries.**

**Northern Village SC:** Quinley asks that all current members but Norwood-Johnson be reappointed. **Motion:** Approve the appointments of Carol Prime, Don Richards, Jon Vick, Dennis Sullivan, Lael Montgomery, Deb Hofler, Rich Rudolf, & Keith Robertson to the Northern Village SC. **Maker/Second:** Quinley/Smith. **Voice vote: 14-0-0 [Y-N-A] Carries.**

**Southern Village SC:** Vick names members for appointment to Southern Village. **Motion:** Approve the appointments of Brian Bachman, Dave Anderson, Ann Quinley, Gary Wynn, Tom Bumgardner, & Malcolm Smith to the Southern Village SC. **Maker/Second:** Vick/Hutchison. **Voice vote: 14-0-0 [Y-N-A] Carries**

**F3**

Discussion and vote on \$64 reimbursement request by Vice Chair Quinley for payment of rental charge for Valley Center Community Planning Group mail box for 2013

**Discussion:** Smith explains reimbursement procedure to new members. Rudolf notes Davis's payment for website expenses that remain unreimbursed.

**Motion:** Move to approve reimbursement request by Vice Chair Quinley for payment of rental charge on VCCPG USPS mailbox for 2013.

**Maker/Second:** Smith/Rudolf

**Carries/Fails [Y-N-A]: 14-0-0 Voice**

**F4**

Disband Redtape SC

**Discussion:** Smith cites need to clean up SC list

**Motion:** Move to disband Redtape Subcommittee.

**Maker/Second:** Smith/Davis

**Carries/Fails [Y-N-A]: 13-1-0 Voice: Rudolf dissents**

**F5**

**Subcommittee Reports & Business:**

a)

Mobility – Robert Davis, Chair.

b)

GP Update – Richard Rudolf, Chair.

c)

Nominations – Hans Britsch, Chair.

d)

Northern Village – Ann Quinley, Chair.

e)

Parks & Recreation – Brian Bachman, Chair.

f)

Rancho Lilac – Ann Quinley, Chair. - inactive

g)

Southern Village – Jon Vick, Chair. :

h)

Spanish Trails/Segal Ranch – Mark Jackson, Chair. - inactive

i)

Tribal Liaison – Larry Glavinic, Chair:

j)

Website – Robert Davis, Chair:

k)

Pauma Ranch – Christine Lewis, Co-Chair; LaVonne Norwood-Johnson, Co-Chair.

l)

I-15/395 Master Planned Community [Accretive] – Steve Hutchison, Chair

m)

Equine Ordinance - Smith, Chair

**F6**

**Next regular meeting scheduled for** March 11, 2013

**G**

**Motion to Adjourn:**

**9.45pm**

**Maker/Second:** Smith/Quinley

**Carries/Fails: 14-0-0 [Y-N-A] Voice**

Appended Material from item E1:

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January 19, 2013

Michael Long  
Public Works, Engineering Services  
Capital Improvement Program, Project Development  
5500 Overland Avenue, 3rd Floor, Suite 320, MS O-340  
San Diego, CA 92123

SUBJECT: Valley Center Road Grade Drainage Project

During the Valley Center Community Planning Group regular meeting on January 14, 2013, a proposal was presented for a drainage improvement project for areas on the Valley Center Road grade from Escondido to Valley Center. The planning group appreciated the briefing and understands the safety related need to alleviate the previously unanticipated potential for vehicle hydroplaning during rainy weather. VCCPG fully supports the proposal as presented. Our primary concerns involve traffic impacts during the project implementation. We recommend all appropriate measures be considered to minimize traffic delays as this is a key high volume access point into Valley Center.

If you have questions, I can be reached at (760) 918-7331.

Respectfully,

Oliver Smith, Chair  
Valley Center Community Planning Group  
PO Box 127, Valley Center, CA 92082.